

17. **2007SP-156U-12**
National College
Map 162-00, Parcels 105, 130
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning properties located at Bell Road (unnumbered), at the southeast corner of Old Hickory Boulevard and Bell Road (6.34 acres), to permit a 2-story, 31,200 square foot business school, requested by Ragan-Smith Associates, applicant, for William Dyer.

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan amendment

APPLICANT REQUEST - Preliminary SP

A request to change from Agricultural/Residential (AR2a) to Specific Plan (SP -Office) zoning properties located at Bell Road (unnumbered), at the southeast corner of Old Hickory Boulevard and Bell Road (6.34 acres), to permit a 2-story, 31,200 square foot business school.

Existing Zoning

AR2a District- Agricultural/Residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The existing zoning would permit three lots.

Proposed Zoning

SP District -Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a design base-zoning district, not an overlay. It will be labeled on zoning maps as “SP-O.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SOUTHEAST COMMUNITY PLAN

Office Transition (OT) - OT policy is intended for small offices intended to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas. The predominant land use in OT areas is low-rise, low intensity offices.

Consistent with Policy? Yes. An amendment to change the community plan from Neighborhood General (NG) to Office Transition (OT) policy accompanies this zone change request. If approved, the SP district to permit an office/business use would be consistent with the intensity of development encouraged within Office Transition policy areas.

RECENT REZONINGS - None

PLAN DETAILS

Site Plan - The site plan proposes a 31,200 square foot building to be used as a business school on 6.34 acres. The building covers roughly 10 percent of the site, while the remainder of the property will be used

for surface parking and reserved for floodplain areas. The building height is two stories with a front setback of 90 feet from the centerline of Bell Road, and 75 feet from the centerline of Old Hickory Boulevard.

Sidewalks - Pedestrian access is provided by an existing sidewalk along Bell Road. A sidewalk is also required along Old Hickory Boulevard to provide a continuation of the existing network; however, the site plan does not illustrate this connection.

Access - Vehicular access to the site will be provided by two curb cuts – one driveway connecting to Bell Road and an access drive to Old Hickory Boulevard.

Parking - The proposed 287 parking spaces shown on the site plan exceeds the minimum number of required spaces for this land use type.

Landscaping - A 10 foot scenic landscape buffer is provided between the site boundary line and Bell Road because it is classified as a scenic arterial in the major street plan. Additional landscaping is shown around the perimeter of the site to the screen the parking area, and a 25 foot greenway conservation easement will be dedicated within the floodway.

Staff Recommendation - Staff recommends approval with conditions of the SP zone change and the preliminary SP site plan. This request is consistent with the proposed policy recommended elsewhere in this agenda and would provide a use that is better suited for this location given the intensity of the current development pattern along Old Hickory Boulevard and Bell Road. An office or educational use at this location is more compatible with the existing commercial uses to the north and west, but also serves a logical transition to the residentially zoned land to the east and south of this site.

PUBLIC WORKS RECOMMENDATION

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.
2. Show and dimension right of way along Old Hickory Boulevard. Label and dedicate right of way 30' from centerline to property boundary, consistent with the approved major street / collector plan.
3. Show and dimension right of way along Bell Road at property corners. Label and show reserve strip for future right of way, 60 feet from centerline to property boundary, consistent with the approved major street plan (S6 - 120' ROW).
4. Pavement marking modifications may be required at building permit application / issuance.
5. Relocate the proposed access drive on Old Hickory Boulevard to align directly across from the existing driveway on the west side of Old Hickory Boulevard.
6. In accordance with the recommendations of the traffic impact study, the following improvements are required:
 - Construct the proposed access drive onto Bell Road with one entering and two exiting lanes (LT and RT).
 - Provide adequate intersection and stopping sight distance at the proposed access drive onto Bell Road per AASHTO standards for the posted speed limit.
 - Provide adequate intersection and stopping sight distance at the proposed access drive onto Old Hickory Boulevard per AASHTO standards for the posted speed limit.

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	6.34	0.5	3	29	3	4

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Business School(540)	6.34	n/a	31,200	858	94	80

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	6.34			829	91	76

STORMWATER RECOMMENDATION - Approved except as noted:

1. Single water quality unit does not receive full credit for water quality. Additional measures will be required during the review of the Construction Drawings.

FIRE MARSHAL RECOMMENDATION

1. Fire hydrant flow shall comply with 2006 edition of NFPA 1 table H
2. No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B
3. Fire hydrants shall be in-service before any combustible material is brought on site.

CONDITIONS

1. Pursuant to Section 17.20.120 of the Metro Zoning Code, the final SP site plan shall provide a sidewalk along the property frontage on Old Hickory Boulevard to connect to the existing sidewalk segment on Bell Road.
2. Pursuant to Section 17.32.070 (B) of the Metro Zoning Code, the maximum height of the flagpole shall be 40 feet.
3. Prior to final SP site plan approval, the conditions of approval establish by Public Works must be met.
4. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the OR20 zoning districts at the effective date of this ordinance, which must be shown on the plan.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water

Services.

7. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access utilizing the approved design and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions, (7-0) *Consent Agenda*

Resolution No. BL2007-311

"BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-156U-12 is **APPROVED WITH CONDITIONS, including the maximum height of the flagpole shall be 40 feet if any flag, other than the American flag, is flown. (7-0)**

Conditions of Approval:

1. Pursuant to Section 17.20.120 of the Metro Zoning Code, the final SP site plan shall provide a sidewalk along the property frontage on Old Hickory Boulevard to connect to the existing sidewalk segment on Bell Road.
2. Pursuant to Section 17.32.070 (B) of the Metro Zoning Code, the maximum height of the flagpole shall be 40 feet.
3. Prior to final SP site plan approval, the conditions of approval establish by Public Works must be met.
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The proposed SP district is consistent with the Southeast Community Plan's Office Transition policy, which is intended for small offices intended to serve as a transition between lower and higher intensity uses there are other commercial districts in the area."